



TOWN OF PAGOSA SPRINGS HISTORIC PRESERVATION BOARD REGULAR SCHEDULED CONTINUED MEETING MINUTES

THURSDAY, OCTOBER 10, 2013 @ 5:15P.M.
IN TOWN HALL LOCATED AT 551 HOT SPRINGS BLVD
PAGOSA SPRINGS, COLORADO

- I. **Call to Order** – Wendy Sutton (WS), Andre Redstone (AR), Chrissy Karas (CK) and Peggy Bergon (PB).
- II. **Approval of Minutes:**
Approval of October 9, 2013 meeting Minutes tabled until next meeting.
- III. **Sign Review:** NA.
- IV. **Landmark Designations:** NA
- V. **Alteration Certificate Review:**
A. 480 Lewis Street Alteration Certificate Application.

HPB continued the meeting and main discussion from the meeting on October 9, 2013. due to absence of the applicant sat the meeting the day before. .

The applicant, Bryson Richardson, presented his proposed renovations of the former DeVore Home located at 480 Lewis Street. The applicant intends to add a separate dwelling unit in the former upstairs bedroom, that will be accessed from a newly reconfigured exterior stairway.

The applicant explained his proposed exterior renovations proposed include:

- ~ Replace a majority of the exterior windows with new double hung vinyl windows to be trimmed out with 1"x4" wood painted Rookwood Brown.
- ~ Demolish the west building addition that has a number of structural concerns.
- ~ Close off street entrance door and convert the front addition roof to a deck accessed from the top floor dwelling unit. Deck posts would be white and railing would be painted rookwood brown. Decking will be natural redwood.
- ~ Removal of storage shed no the property
- ~ Repaint metal roofing with Rookwood Green, or replace metal roofing with like color to existing.
- ~ Roof extension to allow for better snow shedding.
- ~ Re-alignment of exterior stairway, painting posts white and railing rookwood brown. Stairs would have open risers.
- ~ Siding will be reused or replaced with like, painted white.
- ~ Doors would be replaced with wood grain fiberglass door with a dark stain look.

All board members highly recommended and supported the use of real wood windows and the inclusion of exterior window mullions instead of interior mullions. The applicant agreed on the exterior mullions, however, expressed concern of the cost difference between wood an vinyl windows. AR suggested that the applicant consider white window trim with the proposed white vinyl windows and changing the white siding to another historically approved color.

- * The HPB supported the removal of the shed on the property.
- * The HPB supported the removal of the western building addition.
- * The HPB indicated that posts were not shown on the elevation drawings for the stairway and deck.
- * The HPB supported the proposed Doors to be replaced with wood grain fiberglass door with a dark stain look.
- * The Applicant was encouraged to make revisions and re-submit his Certificate of Alteration proposal. The applicant indicated he was able to accomplish the requested HPB revisions for a special meeting the HPB agreed to hold on October 16, 2013 at 5:15pm.

VI. Tax Credit Review: NA.

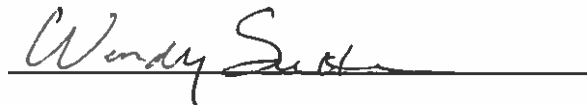
VII. Project Review: NA.

VIII. Decision Items:

IX. Discussion Items:

X. Reports and Comments:

XI. Adjournment:

A handwritten signature in cursive script, reading "Wendy Sutton", is written over a horizontal line.

By: Wendy Sutton, Acting HPB Chair